

## **Chapter 17.07**

### **RESIDENTIAL CODE**

(3894-12/10)

#### **Sections:**

- 17.07.010 Title
- 17.07.020 Adoption
- 17.07.030 CRC, Chapter 1, Division II, §R103 is hereby amended
- 17.07.035 CRC, Chapter 1, Division II, §R103.1 Enforcement Agency is hereby amended
- 17.07.040 CRC, Chapter 1, Division II, §R105.2 Work exempt from permit is hereby amended
- 17.07.045 CRC Chapter 1, Division II §R105.3.1.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas is hereby deleted
- 17.07.050 CRC Chapter 1, Division II §R105.3.2 Time limitation of application is hereby amended
- 17.07.055 CRC Chapter 1, Division II §R105.5 Expiration is hereby amended
- 17.07.060 CRC Chapter 1, Division II §R108 Fees is hereby amended
- 17.07.065 CRC Chapter 3, § 301.1.3.2 Engineered design is hereby amended
- 17.07.070 CRC Chapter 3, Table R301.2(1) Climatic and Geographic Design Criteria amended
- 17.07.072 CRC Chapter 3, §R313.1 Townhouse Automatic Fire Sprinkler Systems Exception is hereby amended to read as follows
- 17.07.073 CRC Chapter 3, §R313.2 One- and Two-family Dwellings Automatic Fire Sprinkler Systems Exception is hereby amended to read as follows
- 17.07.075 CRC Chapter 3, §R403.1.3 Seismic Reinforcing, Exception is hereby deleted.
- 17.07.080 Chapter 4, §R405.1 Concrete or Masonry Foundations, Exception is hereby deleted.
- 17.07.085 CRC Chapter 5, §R506.1 General amended

**17.07.010 Title.** This chapter shall be known as the “Huntington Beach Residential Code,” may be cited as such, and will be referred to herein as “this code.”

**17.07.020 Adoption.** There is hereby adopted by the City Council by reference that certain code known as the 2010 California Residential Code, and the whole thereof, including Appendix H, entitled “Patio Covers,” and excepting all other appendices save and except those portions as are hereafter modified or amended. Such code, and amendments thereto, is hereby adopted and incorporated, pursuant to California Government Code § 50022.2 et seq., and Health and Safety Code § 18941.5, as fully as though set forth at length herein, for the purpose of regulating and administering the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of residential one- and two-family dwellings or structures in the City of Huntington Beach, and repealing all ordinances and parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach.

**17.07.030 CRC, Chapter 1, Division II, §R103 is hereby amended.** Department of Building and Planning.

**17.07.035 CRC, Chapter 1, Division II, §R103.1 Enforcement Agency is hereby amended.** The Department of Planning and Building is the enforcing agency for these provisions and the official in charge thereof shall be known as the building official.

**17.07.040 CRC, Chapter 1, Division II, §R105.2 Work exempt from permit is hereby amended.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

## Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, pagodas, gazebos and similar uses, provided the floor area does not exceed 120 square feet.
2. Fences not over 42 inches high or architectural features not exceeding 6 feet in height and not within required zoning setbacks.
3. Oil derricks and tanks.
4. Retaining walls which do not support over 2 feet of earth measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks, platforms, decks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and not part of an accessible route.
7. Painting, papering, filing, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
10. Swings, other playground equipment and similar type recreational structures.
11. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support in Group R-3 and U occupancies.
12. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.
13. Flag poles, light poles and TV dishes in connection with a Group R, Division 3 occupancy and not exceeding 15 feet in height.
14. Re-roofing an area smaller than 100 square feet while satisfying all applicable application requirements.
15. Replacement doors and windows when the waterproofing membrane is not altered and emergency egress dimensions are equal to or better than the original permitted layout.
16. New roof penetrations less than 14" by 14" when no framing modifications or additions are required.

Unless provided by this code, separate plumbing, electrical and mechanical permits will be required for the above-exempted items.

## Electrical:

1. Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Radio and television transmitting stations: The provision of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
4. Temporary decorative lighting.

5. Replacement of attachment plug receptacles, but not the outlets therefore.
6. Replacement of general use snap switches.
7. Repair or replacement of any overcurrent device of the required capacity in the same location.
8. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
9. The wiring for temporary theater, motion picture or television stage sets.
10. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
11. Low-energy power, control and signal circuits of Classes II and III as defined in the electrical code.
12. Non vehicle mounted portable generators.
13. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

#### Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable cooking or clothes drying appliance.
4. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

#### Mechanical:

1. Portable heating appliances.
2. Portable ventilation equipment or appliances.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

#### Plumbing:

1. The stopping of leaks in drains, water, soil, waste, or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with the new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.
3. Repair or replacement of any plumbing fixture or appliance of the same type and size and in the same location. Exception: electric and fuel gas water heaters.
4. Replacement of any part that does not alter its approval or make it unsafe.

**17.07.045 CRC Chapter 1, Division II §R105.3.1.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas is hereby deleted.**

**17.07.050 CRC Chapter 1, Division II §R105.3.2 Time limitation of application is hereby amended.**

Applications for which no permit is issued within 180 days following the date of application shall expire automatically, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant in increments of 180 days subject to the following conditions:

1. The applicant shall submit an application every 180 days, accompanied by a plan review extension fee, established by resolution of the City Council.
2. Any plans that remain in plan review over 360 days shall meet all construction standards that are adopted at the time the permit is issued.
3. Plans may not remain in plan review more than 720 days except under extreme situations as approved by the building official.

**17.07.055 CRC Chapter 1, Division II §R105.5 Expiration is hereby amended.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work is authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Work shall be considered suspended or abandoned if substantial approval of one of the required progress inspections is not accomplished every 180 days. Before such work can be recommenced, a new permit shall be first obtained, and the fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after one year, the permittee shall pay a new full permit fee.

The permittee holding an unexpired permit may apply for an extension. The building official may extend the time for actions by the permittee for a period not exceeding 180 days upon written application by the permittee. Permits shall not be extended more than once except under extreme situations and when approved by the building official.

**17.07.060 CRC Chapter 1, Division II §R108 Fees is hereby amended:**

**§ 108.1 Payment of fees.** A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. The building official may allow temporary exceptions.

**§ 108.1.1 Plan review fees.** When a plan or other data is required to be submitted, a plan review fee shall be paid. This fee shall be paid at the time of submitting plans and specifications for plan review. Said plan review fees shall be established by resolution of the City Council.

**§ 108.1.2 Permit fees.** The fee shall be paid at permit issuance. The standard for determination of value or valuation of the project shall be made by the building official and as established by resolution of the City Council.

**§ 108.1.3 Miscellaneous service fees.** Whenever an application is made for all other services, a fee for the service in an amount established by resolution of the City Council shall be paid to the City.

§ 108.2 **Schedule of permit fees.** On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by resolution of the City Council.

§ 108.3 **Building permit valuations.** The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official and established by resolution of the City Council.

§ 108.4 **Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an investigation fee established by resolution by the City Council that shall be in addition to the required permit fees.

§ 108.5 **Related fees.** The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

§ 108.6 **Refunds.** The building official may authorize the refund of any fee paid hereunder for work that was not performed or for fees that were collected erroneously as established by resolution of the City Council.

**17.07.065 CRC Chapter 3, § 301.1.3.2 Engineered design is hereby amended.** The building official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of woodframe construction more than two stories and basement in height located in Seismic Design Category A, B, or C. Notwithstanding other sections of the law, the law establishing these provisions is found in Business and Professions Code Section 5537 and 6737.1.

The building official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of woodframe construction more than one story in height or with basement located in Seismic Design Category D<sub>0</sub>, D<sub>1</sub>, D<sub>2</sub>, or E.

**17.07.070 CRC Chapter 3, Table R301.2(1) Climatic and Geographic Design Criteria amended:**

TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY <sup>k</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
	Speed <sup>d</sup> (mph)	Topographic effects <sup>k</sup>		Weathering <sup>a</sup>	Frost line Depth <sup>b</sup>	Termite <sup>c</sup>					
Zero	85	No	D <sub>2</sub> or E	Negligible	12-24"	Very Heavy	43	No	See footnote g	0	60

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. Temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.
  - (a) The city entered NFIP in 1983 (adopted flood regulations on March 10, 1981)
  - (b) Latest flood insurance study was on December 3, 2009.
  - (c) The panel numbers and dates of all effective FIRMs and FBFMs, effective date shall be December 3, 2009:
    - i. 1185
    - ii. 1195
    - iii. 2275
    - iv. 2295
    - v. 2315
    - vi. 2325
    - vii. 2335
    - viii. 2345
    - ix. 2415
    - x. 2425
    - xi. 2445
    - xii. 2515
    - xiii. 2535
    - xiv. 2615
    - xv. 2625
    - xvi. 2635
    - xvii. 2645
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).

- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
- k. In accordance with Section R30 1.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

**17.07.072 CRC Chapter 3, §R313.1 Townhouse Automatic Fire Sprinkler Systems**

**Exception is hereby amended to read as follows:** For additions and alterations to existing townhomes see Huntington Beach Municipal Code, Chapter 17.56.

**17.07.073 CRC Chapter 3, §R313.2 One- and Two-family Dwellings Automatic Fire Sprinkler Systems**

**Exception is hereby amended to read as follows:** For additions and alterations to existing One- and Two-family dwellings see Huntington Beach Municipal Code, Chapter 17.56.

**17.07.075 CRC Chapter 3, §R403.1.3 Seismic Reinforcing, Exception is hereby deleted.**

**17.07.080 Chapter 4, §R405.1 Concrete or Masonry Foundations, Exception is hereby deleted.**

**17.07.085 CRC Chapter 5, §R506.1 General amended.** Concrete slab-on-ground floors shall be a minimum 3.5 inches (89 mm) thick and shall be provided with minimum reinforcing equal to 6 x 6 x W1.4 welded wire fabric (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.2.